

02-0-1809

(Do Not Write Above This Line)

AN ORDINANCE Z-02-72
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE I-1
(LIGHT INDUSTRIAL) DISTRICT TO THE
SPI-1 (SPECIAL PUBLIC INTEREST-CENTRAL
CORE) DISTRICT, PROPERTY LOCATED AT
263 DECATUR STREET, S.E., FRONTING
666.75 FEET ON THE SOUTH SIDE OF
DECATUR STREET BEGINNING AT THE
SOUTHEAST CORNER OF BELL STREET.
DEPTH: 242.51 FEET; AREA: 4.554 ACRES;
LAND LOT 52, 14TH DISTRICT, FULTON
COUNTY, GEORGIA.
OWNER: JOHNSON PROPERTIES
APPLICANT: M. HAKIM HILLIARD
NPU-M COUNCIL DISTRICT 5

FILED BY
CITY COUNCIL

MAY 05 2003

- ☐ **CONSENT REFER**
☒ **REGULAR REPORT REFER**
☐ **ADVERTISE & REFER**
☐ **1st ADOPT 2nd READ & REFER**

Date Referred 10/21/02

Referred To: ZRB & Zoning

First Reading

Committee CONVULS
Date Dec. 16, 2002
Chair Dennis Graves

Committee
Date
Chair
Action:
Fav, Adv, Held (see rev. side)
Other:

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Members
Chair
Action:
Fav, Adv, Held (see rev. side)
Other:

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

MAYOR'S ACTION

DEPUTY MUNICIPAL CLERK

MAY 05 2003

CERTIFIED

CERTIFIED
MAY 05 2003
ATLANTA CITY COUNCIL PRESIDENT
Catherine W. Woodward

COUNCIL ACTION

☒ 2nd ☐ 1st & 2nd ☐ 3rd
Readings

☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-02-72
9-17-02

02-0 -1809

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **263 Decatur Street, S.E.**, be changed from the **I-1 (Light Industrial)** District, to the **SPI-1 (Special Public Interest-Central Core)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **52** of the **14th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

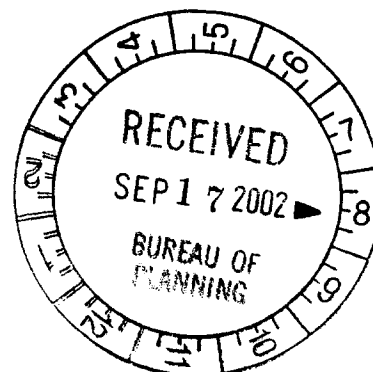
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 52 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the Southerly side of Decatur Street (varying right-of-way) and the Westerly side of Bell Street (60 foot right-of-way); running thence South 0 degrees 33 minutes 28 seconds West a distance of two hundred forty-two and 51/100 (242.51) feet along the Westerly side of Bell Street to the Northerly right-of-way of the Southern Railroad; running thence West along the Northerly right-of-way of the Southern Railroad along a clockwise curve an arc distance of three hundred sixty-seven and 97/100 (367.97) feet (which arc has a radius of 2610 feet and a chord distance of 302.80 feet at a bearing of South 86 degrees 44 minutes 03 seconds West) to a point; continuing thence along the Northerly right-of-way of the Southern Railroad North 86 degrees 42 minutes 13 seconds West a distance of one hundred eight and 15/100 (108.15) feet to a point; running thence South 0 degrees 18 minutes 14 seconds West a distance of nine and 68/100 (9.68) feet along the Westerly side of the right-of-way of Southern Railroad; running thence West along the Northerly right-of-way of the Southern Railroad along a clockwise curve an arc distance of three hundred thirty-nine and 94/100 (339.94) feet (which arc has a radius of 2700 feet and a chord distance of three hundred thirty-nine and 72/100 (339.72) feet at a bearing of North 83 degrees 38 minutes 21 seconds West) to a point; continuing thence along the Northerly side of the Southern Railroad right-of-way North 77 degrees 55 minutes 09 seconds West a distance of one hundred fourteen and 61/100 (114.61) feet to a point on the Southeasterly right-of-way of the Georgia Interstate Highway 75 and 85; running thence Northeast along the Southeasterly right-of-way of Georgia Interstate Highway 75 and 85 the following bearings and distances: North 43 degrees 39 minutes 47 seconds East a distance of thirty-six and 51/100 (36.51) feet; North 41 degrees 38 minutes 52 seconds East a distance of forty-four and 95/100 (44.95) feet; North 16 degrees 00 minutes 50 seconds East a distance of five and 26/100 (5.26) feet; North 34 degrees 49 minutes 41 seconds East a distance of fourteen and 74/100 (14.74) feet; North 41 degrees 21 minutes 36 seconds East a distance of one hundred nineteen and 51/100 (119.51) feet; South 44 degrees 17 minutes 50 seconds East a distance of two and 83/100 (2.83) feet; North 45 degrees 03 minutes 10 seconds East a distance of forty-three and 57/100 (43.57) feet; North 48 degrees 18 minutes 04 seconds East a distance of twenty-five and 45/100 (25.45) feet to the Southerly right-of-way of Decatur Street; running thence South 89 degrees 03 minutes 30 seconds East a distance of six hundred sixty-six and 75/100 (666.75) feet to the Westerly side of Bell Street and the Point of Beginning, as shown on Plat of Survey for Excellatron Solid State, LLC, by A. S. Giometti and Associates, Inc., dated October 6, 1999, and containing 198,380 square feet or 4.554 acres.



RCS# 4704
5/05/03
6:08 PM

Atlanta City Council

Regular Session

02-O-1809 Z-02-72; 263 Decatur St., SE (M-5)
 I-1 to SPI-1
 FILE

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 0

Y Smith	NV Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	Y Martin	NV Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Boazman	NV Woolard